

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	CHANDLER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ARRUDA LUIS ALBERTO--ETAL			
Owner 2:	ARRUDA EMILIA			
Owner 3:				
Street 1:	48-50 CHANDLER STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Crtry:		
Postal:			

## **NARRATIVE DESCRIPTION**

This parcel contains 7,479 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Asbestos Exterior and 3583 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.17169	Total SF/SM:	7479	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON		Total:	515,495	Spl Credit		Total:	515,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7479.000	530,800	5,900	515,500	1,052,200
Total Card	0.172	530,800	5,900	515,500	1,052,200
Total Parcel	0.172	530,800	5,900	515,500	1,052,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		293.67	/Parcel: 293.6

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	531,100	5900	7,479.	515,500	1,052,500	1,052,500	Year End Roll	12/18/2019
2019	104	FV	394,800	5900	7,479.	547,700	948,400	948,400	Year End Roll	1/3/2019
2018	104	FV	394,800	5700	7,479.	399,500	800,000	800,000	Year End Roll	12/20/2017
2017	104	FV	369,500	5700	7,479.	348,000	723,200	723,200	Year End Roll	1/3/2017
2016	104	FV	369,500	5700	7,479.	296,400	671,600	671,600	Year End	1/4/2016
2015	104	FV	328,000	5700	7,479.	290,000	623,700	623,700	Year End Roll	12/11/2014
2014	104	FV	328,000	5700	7,479.	238,400	572,100	572,100	Year End Roll	12/16/2013
2013	104	FV	341,800	5700	7,479.	226,800	574,300	574,300		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS


[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
10/13/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent	256	PATRIOT
9/20/1999	Measured	256	PATRIOT
2/1/1990		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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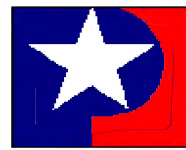
PRINT	
Date	Time
12/10/20	16:04:24
LAST REV	
Date	Time
01/18/18	14:10:50
apro	
227	



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	2286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



***Patriot***  
Properties Inc.

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Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	5	- Asbestos
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1924	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G4	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			%
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16x16	A	AV	1997	3.71	T	17.6	104			800			800
1	Metal Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	104						
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100